

# Economic Indicators

## Loudoun County, Virginia

April 2003

	Reporting Period	Current Period	Current Year-to-Date	Last Year-to-Date	Percent Change*
<b>New Residential Construction</b>					
New Residential Units Permitted	March 2003	599	1,541	996	54.7%
Single Family Detached Units Permitted	March 2003	292	733	487	50.5%
Single Family Attached Units Permitted	March 2003	275	670	339	97.6%
Multifamily Units Permitted	March 2003	32	138	170	-18.8%

Source: Loudoun County Department of Building and Development

<b>New Nonresidential Construction</b>					
	March 2003	26,966	274,300	428,186	-35.9%
Office SF Permitted	March 2003	1,792	1,792	4,446	-59.7%
Flex/Industrial SF Permitted	March 2003	0	0	224,540	-100.0%
Retail SF Permitted	March 2003	24,019	254,964	22,143	1051.4%
Other SF Permitted	March 2003	1,155	17,544	177,057	-90.1%
Taxable SF Permitted	March 2003	24,274	265,944	385,756	-31.1%
Nontaxable SF Permitted	March 2003	2,692	8,356	42,430	-80.3%
Total Value Nonresidential Construction	March 2003	\$3,756,198	\$16,829,420	\$59,164,143	-71.6%
Value of New Buildings	March 2003	\$1,282,000	\$11,144,960	\$26,928,432	-58.6%
Value of Alterations/Additions	March 2003	\$2,474,198	\$5,684,460	\$32,235,711	-82.4%
Route 28 Taxing District SF Permitted	March 2003	0	129,177	240,532	-46.3%
Value of Route 28 Permitted Construction	March 2003	\$411,151	\$8,770,636	\$21,556,198	-59.3%

Source: Loudoun County Department of Building and Development

<b>Housing Sales</b>					
	December 2002	999	9,496	8,940	6.2%
Single Family Detached	December 2002	517	4,409	3,889	13.4%
Single Family Attached	December 2002	378	3,963	3,909	1.4%
Condominium	December 2002	104	1,124	1,142	-1.6%

Source: Loudoun County Department of Financial Services

<b>Washington Dulles International Airport</b>					
Total Passengers	January 2003	1,266,131	1,266,131	1,188,993	6.5%
International Passengers	January 2003	295,806	295,806	245,571	20.5%
Total Freight (metric tonnes)	January 2003	24,726	24,726	23,269	6.3%

Source: Metropolitan Washington Airports Authority

<b>Taxable Sales (000s)</b>	4th Quarter 2002	\$777,985	\$2,740,193	\$2,636,498	3.9%
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Source: Virginia Department of Taxation

\* Percent change calculated using current year-to-date and last year-to-date.

# Economic Indicators

## Loudoun County, Virginia

April 2003

	Reporting Period	Current Period	Last Period	Same Period Previous Year	Percent Change*
<b>Average Housing Prices</b>	December 2002	\$364,341	\$345,860	\$316,954	15.0%
Single Family Detached	December 2002	\$469,047	\$441,365	\$427,097	9.8%
Single Family Attached	December 2002	\$271,703	\$263,594	\$244,060	11.3%
Condominium	December 2002	\$180,536	\$181,357	\$137,395	31.4%

Source: Loudoun County Financial Services

<b>At Place Employment</b>					
Employees	3rd Quarter 2002	98,658	99,013	98,128	0.5%
New Jobs (over previous quarter)	3rd Quarter 2002	-355			
Establishments	3rd Quarter 2002	5,415	5,330	5,097	6.2%
New Businesses (over previous quarter)	3rd Quarter 2002	85			
Gross Wages (millions)	3rd Quarter 2002	\$1,130	\$1,174	\$1,199	-5.7%

Source: Virginia Employment Commission

<b>Consumer Price Index</b>					
Washington-Baltimore DC/MD/VA (1996=100)	February 2003	114.6	114.0	110.9	3.3%
US-All Urban Consumers (1982-84=100)	February 2003	183.1	181.3	177.8	3.0%

Source: US Bureau of Labor Statistics

<b>Civilian Labor Force</b>					
Loudoun County	February 2003	112,947	100,361	99,453	13.6%
Northern Virginia	February 2003	1,275,745	1,278,356	1,263,982	0.9%

Source: Virginia Employment Commission

<b>Unemployment Rate</b>					
Loudoun County	February 2003	3.2	3.2	4.2	-23.8%
Northern Virginia	February 2003	3.0	3.0	3.2	-6.3%

Source: Virginia Employment Commission

<b>Washington Economic Index</b>					
Leading Index (1987=100)	December 2002	101.9	103.2	109.0	-6.5%
Current Index (1987=100)	December 2002	108.5	108.8	103.7	4.6%

Source: Center for Regional Analysis

<b>Non-Residential Vacancy</b>					
Total	1st Quarter 2003	19.5%	18.9%	18.5%	5.3%
Office	1st Quarter 2003	17.0%	16.1%	17.1%	-0.2%
Flex	1st Quarter 2003	29.7%	28.8%	26.5%	12.0%
Industrial	1st Quarter 2003	12.2%	12.2%	12.5%	-2.3%

Source: Realty Information Group

\* Percent change calculated using current period and same period previous year.